

# Agenda Report

**To:** City Council

**Date:** November 2, 1998

**From:** City Manager

**Subject:** Amendment to Contract No. 16,615 for Kosmont & Associates Inc. to expand its scope of services for the Fair Oaks/Orange Grove Specific Plan

**Recommendation:** It is recommended that the City Council:

1. Approve an amendment to Contract No. 16,615 (in the amount of \$65,000.00 for the Fair Oaks/Orange Grove Specific Plan) to allow the contractor, Kosmont & Associates, Inc., to expand its scope of services at an additional cost of \$30,000.00.
2. Authorize the amendment to Contract No. 16, 615 "not to exceed" a total cost of \$95,000.00.

## Background

In May 1994, the City Council approved the Land Use Element of the General Plan which includes the "original" boundaries of the Fair Oaks/Orange Grove Specific Plan. These boundaries are based on the 1991 Fair Oaks/Orange Grove Master Plan area, and includes the area bounded by Mountain Street to the north, Maple Street to the south, Lincoln Avenue to the west, and Los Robles Avenue to the east. In the fall of 1997, staff initiated the work program on a smaller area; these boundaries were smaller than those envisioned by the General Plan to reflect funding available at the time. The initial funding approved by the Council was not adequate for the "original" Specific Plan area. The contract amount for the "original area" area is \$65,000.00. The area included the frontage parcels along Fair Oaks Avenue generally bounded by Mountain Street to the north, Maple Street to the south, extending along Orange Grove Boulevard from Manzanita Avenue to Fair Oaks Avenue.

In the summer of 1998, a zoning study was initiated on North Fair Oaks Avenue as an implementation strategy of the General Plan (funded during the previous fiscal year budget cycle). The area encompasses the frontage parcels along both sides of Fair Oaks Avenue, extending from Washington Street on the southerly boundary to the northerly City boundary at Woodbury Road. In June of 1998, the City Council approved

additional funding of \$30,000.00 to *expand* the boundaries of the Fair Oaks/Orange Grove Specific Plan area during the Fiscal Year 1999 budget cycle. The total consultant contract is therefore \$95,000.00. The *expansion* encompasses the "original" boundaries envisioned by the General Plan, the area that is the subject of the Zoning Study, and includes the area that bridges the "original" area with the Zoning Study area (Mountain Street to Washington Boulevard). The end result of the *expansion* has created a more comprehensive area to be the focus of the Specific Plan effort, and provides an opportunity for a unified streetscape for the entire North Fair Oaks corridor.

Following the City Council's approval to fully fund the Specific Plan, the Specific Plan work program was re-examined to determine necessary adjustments in the consultant's scope of services. Staff concluded that the *draft* Marketing and Design Study (MDS) generated by the consultant, Kosmont & Associates Inc. for the original project area would need to be *revised* to include the area in which the Specific Plan has expanded. The economics component of the Study (MDS) is the *cornerstone* on which the Specific Plan will be based, and is crucial to the overall success of the Specific Plan. Secondly, the design component will play a supportive role with the economics component to restore the area's sense of place and transform the area into an economically viable focal point in the City. Therefore, expansion of the consultant's scope of services was determined to be the most practical and effective approach to take in order to proceed with the work program.

A competitive selection process in the summer of 1997 concluded with the selection of the most qualified candidate, Kosmont & Associates, to prepare the MDS. John Trautmann and Ning Lin, Architects were part of the team. The consultants have prepared a very thorough and comprehensive document overall in response to the scope of services. Additionally, another competitive selection process followed several months later to select a consultant to prepare the zoning study for North Fair Oaks Avenue. The purpose of the in progress study is to examine the potential for compatible new uses around the Pasadena Community Health Center in particular, appropriate new densities, and constraints to reinvestment in the area. John Trautmann & Ning Lin, Architects was selected as the most qualified firm. Staff expects that the work the consultant will produce as part of the zoning study will be useful data for Kosmont & Associates to use as part of the anticipated expanded scope of services.

The City Council's approval of the expansion of the consultant's scope of services would be expected to begin in November to revise the MDS according to the Specific Plan Timeline. This concludes staff's justification to continue to work with the Consultants on the expanded scope of services.

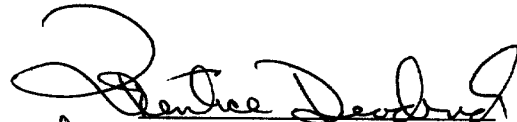
### **Fiscal Impact**

Funds are available in the Department's approved FY 99 Operating Budget in account 443000-101-8115 .

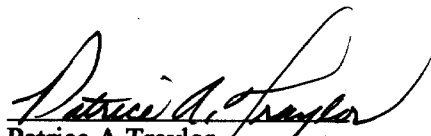
**Workload Impact**

The project has been included in the Planning & Permitting Department's Work Program for Fiscal Year 1999 - 2002.


**Respectfully Submitted,**

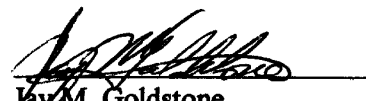
  
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